

## Ordinance No. 47-098

AN ORDINANCE OF THE CITY OF WICHITA  
ESTABLISHING THE DOUGLAS & HILLSIDE REDEVELOPMENT DISTRICT

WHEREAS, the provisions of K.S.A. 12-1771, as amended, set forth the procedure for the establishment of a redevelopment district for certain purposes in eligible areas; and

WHEREAS, the Governing Body of the City of Wichita, by Resolution No. R 06-342 dated June 6, 2006, has given notice of its consideration of the establishment of a redevelopment district and described a proposed district plan that identifies all of the proposed redevelopment project areas along with a general description of the buildings and facilities to be constructed or improved; and

WHEREAS, the Governing Body of the City of Wichita, finds and determines that the Douglas & Hillside Redevelopment District area qualifies as an eligible area as a "conservation area" under the provisions of K.S.A. 12-1770a, as amended, in that

- a. The area comprises less than 15% of the land area within the corporate limits of the City,
- b. More than 50% of the structures in the area have an age of 35 years or more,
- c. The area is not yet blighted, but may become a blighted area due to the existence of the combination of the following:
  1. dilapidation, obsolescence or deterioration of the structures,
  2. excessive vacancies; and

WHEREAS, the Governing Body of the City of Wichita, finds and determines that the conservation, development or redevelopment of the area is necessary to promote the general and economic welfare of the City; and

WHEREAS, a public hearing required by K.S.A. 12-1771, as amended has been held and concluded; and

WHEREAS, the Governing Body of the City of Wichita desires to establish a redevelopment district that encompasses the Douglas & Hillside Redevelopment District area,

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

Section 1. A redevelopment district is hereby established that shall hereafter be designated the Douglas & Hillside Redevelopment District and the boundaries of such redevelopment district in the City of Wichita, Sedgwick County, Kansas, are set forth in Exhibit "A" attached hereto.

Section 2. The redevelopment district plan identifying all the proposed redevelopment project areas along with a general description of the buildings and facilities that are proposed to be constructed or improved in each redevelopment project area is adopted as the redevelopment

district plan for the Douglas & Hillside Redevelopment District, and is set forth in Exhibit “B” attached hereto.

Section 3. This ordinance shall be in force and effect from and after its passage, approval, and publication once in the office City paper.

ADOPTED at Wichita, Kansas, this 15th day of August, 2006.

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Carlos Mayans, Mayor

ATTEST:

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Karen Sublett, City Clerk

Approved as to Form:

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Gary E. Rebenstorf, City Attorney

**EXHIBIT A:**      **Robyn, EXHIBIT “A” IS AN ATTACHEMENT TO  
THIS E-M.**

**EXHIBIT B:**  
REDEVELOPMENT DISTRICT PLAN FOR THE REDEVELOPMENT OF THE  
DOUGLAS & HILLSIDE REDEVELOPMENT DISTRICT THROUGH  
TAX INCREMENT FINANCING

August 8, 2006

## SECTION 1: PURPOSE

A district plan is required for inclusion in the establishment of a redevelopment district under K.S.A. 12-1771. The district plan is a preliminary plan that identifies proposed redevelopment project areas within the district, and describes in a general manner the buildings, facilities and improvements to be constructed or improved.

## SECTION 2: DESCRIPTION OF TAX INCREMENT INCOME

Projects financed through tax increment financing typically involve the creation of an “increment” in real estate property tax income. The increment is generated by segregating the assessed values of real property located within a defined geographic area such that a portion of the resulting property taxes flow to the City to fund projects in the redevelopment district, and the remaining portion flows to all remaining taxing jurisdictions. The portion of property taxes flowing to the City is determined by the increase in the assessed value of the properties within the redevelopment district as a result of the new development occurring within the same area. When the current aggregate property tax rates of all taxing jurisdictions are applied to this increase in assessed property value from new development, increment income is generated. Public improvements within the district and other qualified expenditures are funded by the City and repaid over a specified period of time with this increment income. The property taxes attributable to the assessed value existing prior to redevelopment, the “original valuation,” continue to flow to all taxing jurisdictions just as they did prior to redevelopment. This condition continues for the duration of the established district, as defined by statute, or until all eligible project costs are funded, whichever is of shorter duration.

### SECTION 3: BUILDINGS AND FACILITIES

The proposed redevelopment district is located within the city limits of Wichita, Kansas. The district is bounded on the south by Douglas Avenue, on the west by Hillside Avenue, on the north by 1st Street North and includes property adjacent to Rutan Avenue on the east (see Exhibit “A” attached hereto). The district includes several smaller commercial retail stores, medical office buildings and a drive-in restaurant, located mainly along Douglas and Hillside Avenues, and some older single-family residential homes located mainly on Victor and First Street. Until it was recently demolished, it also included a high-rise office building at Douglas and Rutan that served as the original location of the Wichita Clinic and later as the regional offices of the Kansas Department of Social and Rehabilitative Services.

The proposed redevelopment district is an area that meets the criteria for designation as a “conservation area” as defined by state law governing the establishment and financing of redevelopment districts. Property located within conservation areas are legally eligible for establishment of a redevelopment district.

### SECTION 4: REDEVELOPMENT AND PROJECT AREAS

It is anticipated that the portion of the redevelopment district that was once occupied by the Wichita Clinic/SRS building and parking lots, and certain other adjacent property, will be designated as the “project area” under the redevelopment project plan, which must be adopted by the City Council by a 2/3 majority vote before the expenditure of any tax increment financing funds. The plans for redevelopment of the project area generally calls for construction of a high-rise apartment/condo building with an attached parking structure, brownstone-type town homes and retail space.

Tax increment financing may be used to pay for the purchase of real estate and site preparation including the demolition of structures and utility relocations, as well as on public infrastructure improvements, such as streetscape, public parking, utility extensions, landscaping and public plazas. Tax increment financing may not be used for construction of any buildings owned by or leased to a private, nongovernmental entity.

## SECTION 5: CONCLUSION

After the establishment of the redevelopment district, any redevelopment projects to be funded with tax increment financing will be presented to the Governing Body for approval through the adoption of a Redevelopment Project Plan. The Project Plan will identify the specific project area located within the established tax increment financing district and will include detailed descriptions of the projects as well as a financial feasibility study showing that the economic benefits out-weight the costs. The Project Plan must be reviewed by the Metropolitan Planning Commission and submitted to a public hearing following further notification of property owners and occupants, before it can be adopted by a two-thirds majority vote of the Governing Body. Only then can tax increment income be spent on the redevelopment projects.

Tax increment financing does not impose any additional taxes on property located within the redevelopment district. All property within the district is appraised and taxed the same as any other property. However, if property within the district increases in value as a result of redevelopment, the resulting increment of additional tax revenue is diverted to pay for a portion of the redevelopment costs.

## City of Wichita, Kansas

- Software: ArcGIS 9.2  
Hardware:  
Printer: Xerox 7200DN

Map Data Source:  
Property Parcels  
provided by  
Sedgwick County GIS.

Road Centerlines  
provided by  
City of Wichita

Location: x:/giswork/projwork/nra/doug\_hllsd.mxd  
Printed 05/25/2006

It is understood that while the City of Wichita Data Center Geographical Information Systems Department have no indication and reason to believe that there are inaccuracies in information incorporated in the base map, the Data Center-GIS per



EXHIBIT "A"